

1 **BILL NO. 2006-52**

2 **ORDINANCE NO. \_\_\_\_\_**

3 AN ORDINANCE TO ALLOW CERTAIN TYPES OF SURFACES IN LIEU OF PAVING IN  
4 PARKING AREAS USED FOR TEMPORARY REAL ESTATE SALES OFFICES, AND TO  
PROVIDE FOR OTHER RELATED MATTERS.

5 Sponsored by: Councilman Steven D. Ross

Summary: Allows certain types of surfaces in  
lieu of paving in parking areas used for  
temporary real estate sales offices.

7 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN  
8 AS FOLLOWS:

9 SECTION 1: Table 2 of the Land Use Tables as found in Title 19, Chapter 4, Section  
10 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by  
11 amending the on-site parking requirement provisions pertaining to the use “Temporary Real Estate  
12 Sales Office” to read as follows:

13 **On-site Parking Requirement:** A minimum of 5 [paved] on-site parking spaces shall be provided,  
14 and the spaces provided shall be in compliance with ADA parking requirements and LVMC Chapter  
15 19.10. In any commercial or industrial district, the Director may waive one or more of the required  
16 on-site spaces if an equivalent number of on-street parking spaces is available on a street that directly  
17 abuts the lot on which the use is located.

18 SECTION 2: Title 19, Chapter 10, Section 10, of the Municipal Code of the City of  
19 Las Vegas, Nevada, 1983 Edition, is hereby amended by repealing in its entirety Subsection (D)  
20 thereof.

21 SECTION 3: Title 19, Chapter 10, Section 10, of the Municipal Code of the City of  
22 Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new subsection, designated  
23 as Subsection (D), reading as follows:

24 (D) General Regulations.

25 (1) The on-site parking requirements set forth in Table 2 of Section 19.04.010 shall apply  
26 to all proposed development. Figures referred to in this Section 19.10.010 are set forth in Subsection  
27 (K).

28 (2) All on-site parking shall be provided on the same parcel as the principal use, except

1 as permitted by the off-site parking provisions of this Chapter. Parking on the public right-of-way may  
2 not be counted towards satisfying the requirement for on-site parking.

3 (3) When buildings are located at the front of a site, all parking shall be located to the side  
4 or rear of buildings and away from the street front unless the applicant can demonstrate by substantial  
5 and convincing evidence that to do so would be infeasible. Parking lots shall not be permitted on street  
6 corners unless the applicant can demonstrate by substantial and convincing evidence that to locate  
7 them elsewhere would be infeasible (See Figures 1, 2 and 3).

8 (4) Large parking lots with more than five hundred parking spaces should be divided into  
9 well-landscaped, small sub-area parking lots that contain two hundred fifty or fewer parking spaces.  
10 Buildings, pedestrian walkways or landscape areas with a minimum width of fifteen feet should be  
11 used to delineate the sub-area parking lots.

12 (5) The distribution of parking spaces for any and all individual uses will be required to  
13 be arranged on site to ensure optimal access and use by the patrons of such use.

14 (6) All parking and vehicle storage areas, including recreational vehicle parking in  
15 residential land use districts, shall occur on paved areas, except that:

16 (a) Parking surfaces used for temporary real estate sales offices may consist of  
17 decomposed granite, chat, reclaimed asphalt paving or other material approved by the Department of  
18 Public Works; and

19 (b) Areas within automobile salvage yards used for the storage of wrecked vehicles  
20 need only be oiled or otherwise protected so as to prevent a dust nuisance.

21 (7) Except as otherwise provided in Table 2 of Section 19.04.010 or some other provision  
22 of this Chapter, when more than one use is to be conducted on a site, parking shall be calculated and  
23 provided for each of the uses separately.

24 SECTION 4: Title 19, Chapter 20, Section 20, of the Municipal Code of the City of  
25 Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto, at the appropriate location,  
26 the following term and its corresponding definition:

27 “Chat” means coarse fragments of hard silica rock principally used for railway ballast, highway  
28 construction and concrete production.

SECTION 5: For purposes of Section 2.100(3) of the City Charter, LVMC 19.04.010, 19.10.010 and 19.20.020 are deemed to be subchapters rather than sections.

SECTION 6: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

APPROVED:

By OSCAR B. GOODMAN, Mayor

ATTEST:

BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

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Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the  
2 \_\_\_\_\_ day of \_\_\_\_\_, 2006, and referred to the following committee composed of  
3 \_\_\_\_\_ and \_\_\_\_\_ for recommendation;  
4 thereafter the said committee reported favorably on said ordinance on the \_\_\_\_\_ day of  
5 \_\_\_\_\_, 2006, which was a \_\_\_\_\_ meeting of said Council; that at said  
6 \_\_\_\_\_ meeting, the proposed ordinance was read by title to the City Council  
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": \_\_\_\_\_

9 VOTING "NAY": \_\_\_\_\_

10 ABSENT: \_\_\_\_\_

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12 APPROVED:

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14 By \_\_\_\_\_  
OSCAR B. GOODMAN, Mayor

15 ATTEST:

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17 BARBARA JO RONEMUS, City Clerk

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